

083.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

675,000 / 675,000

USE VALUE:

675,000 / 675,000

ASSESSED:

675,000 / 675,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOMBES KATHLEEN A/LIFE ESTATE
Owner 2:	
Owner 3:	

Street 1:	64 PARK AVE EXT
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	COOMBES KATHLEEN A -
Owner 2:	-
Street 1:	64 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:	
Type:	

NARRATIVE DESCRIPTION
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 5000 Sq. Ft. Site 0 70. 1.14 6

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value				52123	
101	5000.000	275,500	500	399,000	675,000				GIS Ref	
Total Card	0.115	275,500	500	399,000	675,000				GIS Ref	
Total Parcel	0.115	275,500	500	399,000	675,000				Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	385.27	/Parcel:	385.2			08/13/18	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	083.0-0004-0006.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,600	500	5,000.	399,000	675,100	675,100	Year End Roll	12/18/2019
2019	101	FV	227,100	600	5,000.	393,300	621,000	621,000	Year End Roll	1/3/2019
2018	101	FV	226,000	400	5,000.	302,100	528,500	528,500	Year End Roll	12/20/2017
2017	101	FV	226,000	400	5,000.	285,000	511,400	511,400	Year End Roll	1/3/2017
2016	101	FV	226,000	400	5,000.	262,200	488,600	488,600	Year End	1/4/2016
2015	101	FV	213,200	400	5,000.	245,100	458,700	458,700	Year End Roll	12/11/2014
2014	101	FV	213,200	400	5,000.	225,700	439,300	439,300	Year End Roll	12/16/2013
2013	101	FV	213,200	400	5,000.	225,700	439,300	439,300		12/13/2012

SALES INFORMATION

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
COOMBES KATHLEE	1501-37		12/7/2016	Convenience	1
SHAW PETER B	1149-36		11/30/1995		172,000
					No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2018		MEAS&NOTICE						CC Chris C
11/29/2008		Meas/Inspect						189 PATRIOT
3/4/2000		Inspected						197 PATRIOT
1/14/2000		Mailer Sent						
1/14/2000		Measured						163 PATRIOT
8/2/1993								EK

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total Card / Total Parcel
675,000 / 675,000
675,000 / 675,000
675,000 / 675,000

APPRAISED:
USE VALUE:
ASSESSED:
52123
GIS Ref
GIS Ref
Insp Date
08/13/18

USER DEFINED
Prior Id # 1: 52123
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

